176.0	0009	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	915,300 / 915,300
					USE VALUE:	915,300 / 915,300
					ASSESSED:	915,300 / 915,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		WILBUR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRIECO ANGELO J
Owner 2:	
Owner 3:	
Street 1:	61 WILBUR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GRIECO ANGELO J--ETAL -
Owner 2:	GRIECO MARGUERITE F -
Street 1:	61 WILBUR AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .272 Sq. Ft. of land mainly classified as Two Family with a Ranch Building built about 1958, having primarily Clapboard Exterior and 2983 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	11863.000	372,200		543,100	915,300
Total Card	0.272	372,200		543,100	915,300
Total Parcel	0.272	372,200		543,100	915,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 306.84 /Parcel: 306.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 119035
GIS Ref:
GIS Ref:
Insp Date: 07/14/18

!13828!

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0009-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	372,200	0	11,863.	543,100	915,300		Year end	12/23/2021
2021	104	FV	359,200	0	11,863.	543,100	902,300		Year End Roll	12/10/2020
2020	104	FV	359,300	0	11,863.	543,100	902,400	902,400	Year End Roll	12/18/2019
2019	104	FV	290,200	0	11,863.	535,400	825,600	825,600	Year End Roll	1/3/2019
2018	104	FV	296,100	0	11,863.	411,200	707,300	707,300	Year End Roll	12/20/2017
2017	104	FV	296,100	0	11,863.	387,900	684,000	684,000	Year End Roll	1/3/2017
2016	104	FV	296,100	0	11,863.	356,900	653,000	653,000	Year End	1/4/2016
2015	104	FV	294,800	0	11,863.	333,600	628,400	628,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:48:33

LAST REV

Date	Time
12/08/20	15:24:15
jorourke	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 13828

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRIECO ANGELO J	73613-166	1	11/8/2019	Convenience	1	No	No		
	13672-76		4/1/1979		40,000	No	No		A

USER DEFINED

Prior Id # 1:	119035
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/28/2018	1795	Insulate	4,100	C				
8/25/2010	1037	Redo Kit	10,000					
8/30/1999	569	Addition	3,500					12X17 WDK
7/14/1999	419	Manual	6,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/14/2018	Inspected	PH	Patrick H
6/15/2018	MEAS&NOTICE	BS	Barbara S
10/28/2008	Meas/Inspect	163	PATRIOT
12/22/1999	Missed Appt.	276	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11863		Sq. Ft.	Site		0	70.	0.65	6									543,121						543,100	

Total AC/HA:	0.27234	Total SF/SM:	11863	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	543,121	Spl Credit		Total:	543,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.31878972
Const Adj.:	0.99247509
Adj $ / SQ:	130.887
Other Features:	120000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	457234
Depreciation:	85046
Depreciated Total:	372188

COMMENTS

BMT APT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	6	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	3	
Totals			
2	10	6	

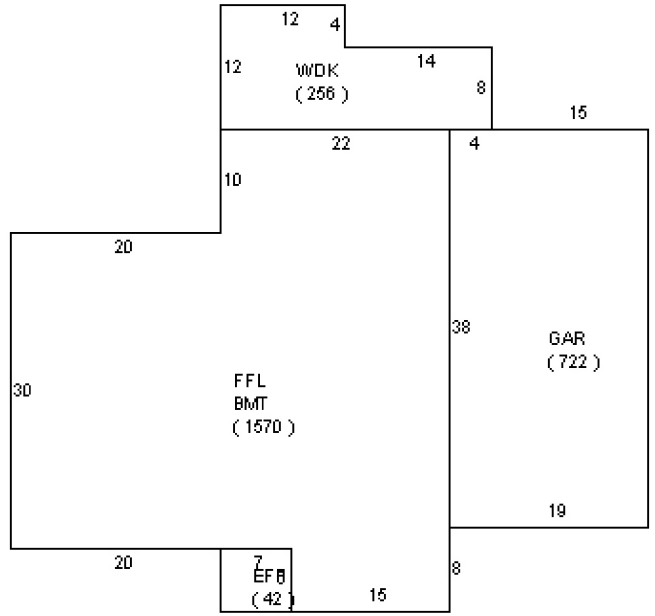
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	130.89
Special Features:	0	Val/Su Net:	89.47
Final Total:	372200	Val/Su SzAd	237.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,570	71.950	112,969
FFL	First Floor	1,570	130.890	205,492
GAR	Garage	722	18.320	13,230
WDK	Deck	256	9.830	2,517
EFP	Enclos Porch	42	72.050	3,026

Net Sketched Area:	4,160			Total:	337,234
Size Ad	1570	Gross Area	4160	FinArea	2983

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0009-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc